COMM NW COR OF SW1/4 OF NW1/4, E
POB, CONT E 212 FT, S 424 FT, W
424 FT TO POB.

PARRISH COLTON
303 SW COTTAGE GLN
LAKE CITY, FL 32024

2026

02-4S-16-02716-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

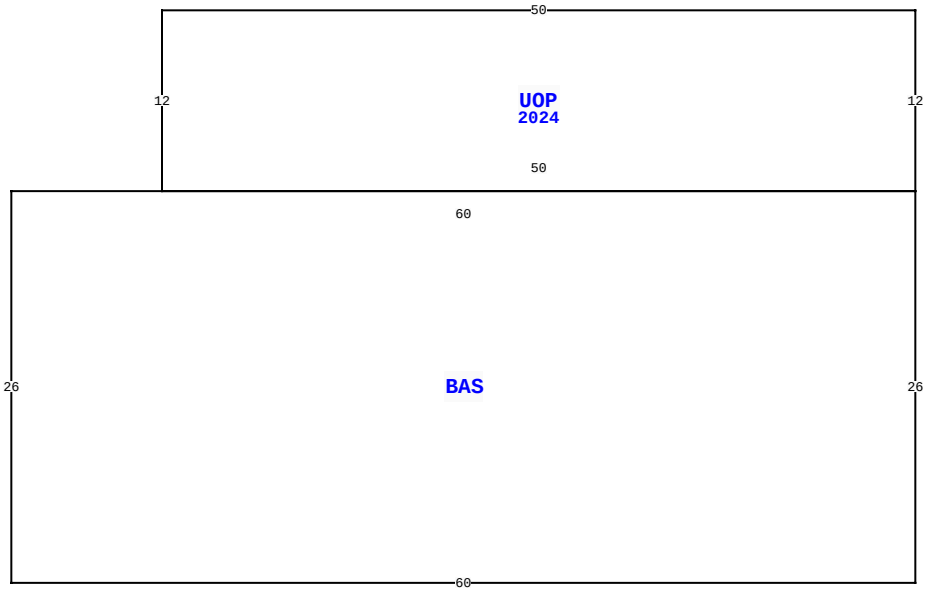
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	2416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	94,363
UOP	600	25	2024	150	9,073
TOTALS	2,160			1,710	103,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,710	117.0000	109.98	188,066	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1560 HX Base Yr



417 SW COTTAGE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	103,436
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	31,930
TOTAL MARKET VALUE	143,566
SOH/AGL Deduction	0
ASSESSED VALUE	143,566
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,566
TOTAL JUST VALUE	143,566
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38952	M H	0	11/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/2077	11/12/2019	WD	U	V	11	100

GRANTOR: JAMES B & GWENDOLYN M

GRANTEE: COLTON PARRISH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S26 E60 N26 $
UOP=[YR=2024;ORIG=-50,-12] E50 S12 W50 N12 $
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EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2020	2020	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		00	0.00	0.00	2.06	AC		1.00	1.00	1.00	15,500.00	15,500.00	31,930							

REVIEW DATE 08/25/2023 BY JB Total Acres: 2.06 Total Land Value: 31,930 Market: 0 Agricultural: 0 Common: 31,930 PRINTED 10/24/2025 BY SYS